

City of Reading Zoning Hearing Board Meeting

PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting

Wednesday, August 8, 2007

5:30 PM

NEW APPEALS

1. 1053 Oley St. (Appeal No. 2007-40)

Hear the appeal of Mario Lara for Variance under §27-607.6B and §27-607.6C(4) Nonconforming use; §27-1601 off-street parking requirements. Applicant wishes to re-establish commercial use of the 256 ft² building located at back of 1053 Oley Street (with mailing address of 708 N. 11th Street) as a used clothing store.

2. 628-624 Linden Street (Appeal No. 2007-41)

Hear the appeal of Munzer Yacoub for Variance under §27-1601 off street parking requirements; and §27-1603.1.v off street parking standards. Applicant requests consideration under §27-1603.4 for parking.

3. 728 N. 12th St. (Appeal No. 2007-42)

Hear the appeal of Luz Tejeda for Special Exception under § 27-804 Use not permitted by right in R-3 zone; and proposed home occupation area exceeds allowable 25% of building. Applicant wants to establish hair salon on 1st floor of house.

4. 345 Penn St. (Appeal No. 2007-43)

Hear the appeal of Reading Eagle representative John Hill for Variance under §27-814 for maximum building coverage of 86% compared to 80% allowed and maximum lot coverage of 100% compared to allowed 90%. The project included purchase of adjacent properties intended to extend the existing printing operations and consolidate these operations into one location. The newspaper operations at 2nd & Chestnut will be relocated.

5. 1016 Union St. (Appeal No. 2007-45)

Hear the appeal of Maria Jimenez for Special Exception under § 27-804 Daycare not permitted use in R-3 zone. Applicant wants to utilize first floor and portion of second floor to allow home based daycare.

6. 1441 Perkiomen Ave. (Appeal No. 2007-46)

Hear the appeal of Martha Parsons and Rita Ritter for Special Exception under § 27-804 proposed use is not permitted use in R-3 zone. Applicant intends to restore the building and utilize it as a "Tea Room" to facilitate small and private events. Parking is available on premises. The existing apartment on the 3rd floor will be for family use.

7. 418 Franklin St. (Appeal No. 2007-47)

Hear the appeal of First Unitarian Universalist church of Berks County for Special Exception under § 27-804 Use not permitted and § 27-607.4 Nonconforming uses... shall not be enlarged to extend or increase the nonconformity. Applicant proposes utilizing the property as office and educational classrooms that would be made accessible by creating an access point between 418 and 416 Franklin Street.

8. 1226 N. 9th St. (Appeal No. 2007-48)

Hear the appeal of Gary Snyder for Variance under § 27-811 proposed use not permitted; rear yard, side yard and front yard setback; § 27-1106 additional requirements and performance for permitted uses in the MC zone. Proposed use will be rental, sale and storage of mobile storage units along with rental of parking spaces for trucks, trailers, motor homes and automobiles.

ISSUE DECISIONS ON THE FOLLOWING APPEALS

1) 436 S. Seventh St (Appeal No. 2007-30)

Issue a decision on appeal of St. John Baptist church for Variance under § 27-804 Maximum building coverage; front yard set back, side yard setback; combined yard setback; § 27-607.4.A nonconforming uses.

2) 1055 North 9th St. (Appeal No. 2007-37)

Issue a decision on appeal of Antonio Solis for Variance under § 27-804 and § 27-607.6. Propose to open a photo studio for current resident of first floor apartment within the two unit apartment building.

3) 118 S. 9th St. (Appeal No. 2007-38)

Issue a decision on appeal of Rafael Abreu for Variance under § 27-607.4.G; § 27-1603.X parking requirements; § 27-804 permitted use. Proposed use of building will be to establish restaurant and catering service in residential zone.

4) 134 N. 5th St. (Appeal No. 2007-39)

Issue a decision on appeal of Hope of the Nations Christian Center located in the Callowhill Historic District for a Special Exception under § 27-807; § 27-1202.4 and § 27-1202.12. Proposed use of building would include place of worship and daycare with possible additional religious services.